



WILLIAM T FUJIOKA
Chief Executive Officer

County of Los Angeles
CHIEF EXECUTIVE OFFICE

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"To Enrich Lives Through Effective And Caring Service"

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May 14, 2013

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**DEPARTMENT OF PARKS AND RECREATION:
PETER F. SCHABARUM EQUESTRIAN CENTER
REFURBISHMENT PROJECT
APPROVE REVISED PROJECT SCOPE
AND PROJECT BUDGET
CAPITAL PROJECT NO. 87131
FOURTH DISTRICT
3 VOTES**

SUBJECT

The recommended actions will approve the revised Project scope and budget to allow the Department of Parks and Recreation to complete the Peter F. Schabarum Equestrian Center Refurbishment Project.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the revisions to the Peter F. Schabarum Equestrian Center Refurbishment Project is categorically exempt from the California Environmental Quality Act because the Project consists of replacement and minor alteration of existing structures and facilities and minor alterations to land for the reasons stated herein and for the reasons reflected in the record of the Project.
2. Approve the revised Project scope and Project budget increase in the amount of \$155,000 for the Peter F. Schabarum Equestrian Center Refurbishment Project, Capital Project No. 87131.
3. Authorize the Director of Parks and Recreation, or his designee, to execute work orders for the Peter F. Schabarum Equestrian Center Refurbishment Project using a Board-approved Job Order Contract.

4. Authorize the Director of Parks and Recreation, or his designee, to accept the work performed under each work order and to release the retention upon acceptance of the work.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will find the revised Peter F. Schabarum Equestrian Center Refurbishment Project (Project) exempt from the California Environmental Quality Act (CEQA); and approve the revised Project scope and budget increase to allow the Department of Parks and Recreation (Department) to complete the Project using a Board-approved Job Order Contract (JOC).

On February 21, 2012, the Board approved the Project and authorized the Department to deliver the Project, using a Board-approved JOC, which included replacement of approximately 40 existing horse stalls, fencing, the existing office trailer, picnic benches, tables, lockers, and storage containers; implementation of erosion control measures; and upgrades to various equestrian amenities, which include area improvements to comply with current Americans with Disabilities Act standards.

The revised Project scope includes the addition of improvements to meet Fire Department requirements, which were identified during plan check for the original Project scope. The revisions include upgrades to an existing fire hydrant and existing unpaved service road. The fire hydrant upgrades include a water main line to comply with water flow and hydrant proximity regulations. The service road will be paved with compacted crushed gravel, to provide an all-weather road with turnaround areas and structural load bearing capacity to accommodate large emergency vehicles.

On November 7, 2012, the Board authorized the award of JOCs P14 and P15 to provide the Department contracting authority for up to 34 projects, which did not include the revised Project scope. Although the revised Project was not included, it will be implemented using \$155,000 of the contracting authority of JOCs P14 and P15; and pursuant to Public Contract Code Section 20128.5 of the California Public Contracting Code, the Department will ensure that the aggregate amount of all work orders issued does not exceed the \$4.3 million amount of either of the JOC contracts (\$8.6 million in the aggregate).

Implementation of Strategic Plan Goals

The recommendations further the Board-approved County Strategic Plan Goals of Operational Effectiveness (Goal 1) by enhancing recreational opportunities and providing access to equestrian recreation that benefit County residents.

Green Building/Sustainable Design Program

The revised Project will support the Board's Green Building/Sustainable Design Program by reducing the need for refurbishments and repairs, and by providing the best use of the site. Green elements such as a bio-swale and drainage Best Management Practices will be utilized in various aspects of the revised Project.

FISCAL IMPACT/FINANCING

The total Project cost for the original scope was \$321,000. The revised total Project cost is estimated at \$476,000, which reflects an increase of \$155,000.

As part of the Chief Executive Office, March 5, 2013, Mid-Year Budget Adjustment, \$155,000 in net County cost was transferred from the completed Schabarum Bridge Replacement Project, Capital Project No. 86889 to the Peter F. Schabarum Equestrian Center Refurbishment Project, Capital Project No. 87131 to fund the additional scope.

The Project is funded with \$321,000 in County Excess Funds available to the Fourth Supervisorial District from the Los Angeles County Safe Neighborhood Parks Proposition of 1996 (Proposition A); and \$155,000 of net County cost.

Operating Budget Impact

Based on the Project description, the Department does not anticipate any one-time start-up or ongoing operating costs. The Project provisions have maintenance requirements that will be fulfilled with existing park staff and resources.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In accordance with the Board's Civic Art Policy adopted on December 7, 2004, and revised on December 15, 2009, Civic Art fees do not apply as the total cost Project is less than \$500,000.

ENVIRONMENTAL DOCUMENTATION

On February 21, 2012, the Board found the Peter F. Schabarum Equestrian Center Refurbishment Project categorically exempt from CEQA. The revisions to the Project are categorically exempt. The work, which includes upgrades to an existing fire hydrant, water main line, and existing dirt service road is within certain classes of projects that have been determined not to have a significant effect on the environment in that it meets the criteria set forth in Sections 15301(f), 15302(c), and 15304(a) of the State CEQA Guidelines and Classes 1(b)(i)(n) and 4(a) of the Environmental Document Reporting Procedures and Guidelines, Appendix G, because the revisions to the approved Project involve replacement of existing structures, minor alterations to the condition of land and minor alteration of existing facilities. The proposed Project does not involve the expansion of existing use and structures replaced will have the same purpose and capacity. There will be no removal of healthy, mature, scenic trees. In addition, the work will not be located in a sensitive environment, and there are no cumulative impacts, unusual circumstances, or other limiting factors that would make the exemption inapplicable based on the Project records.

Upon the Board's approval of the Project revisions, the Department will file a Notice of Exemption with the Registrar-Recorder/County Clerk pursuant to Section 15062 of the State CEQA Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the JOC change order will ensure completion of the work under the construction work order and result in a complete and useable facility. The recommended actions will have no impact on other County services at this facility.

CONCLUSION

Please return one adopted copy of this Board Letter to the Chief Executive Office, Capital Projects

The Honorable Board of Supervisors

5/14/2013

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Division, and to the Department of Parks and Recreation.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'WTF', followed by a horizontal line.

WILLIAM T FUJIOKA

Chief Executive Officer

WTF:RLR:DJT

SW:VM:zu

Enclosures

c: Executive Office, Board of Supervisors
County Counsel
Parks and Recreation

**DEPARTMENT OF PARKS AND RECREATION:
PETER F. SCHABARUM EQUESTRIAN CENTER
REFURBISHMENT PROJECT
APPROVE REVISED PROJECT SCOPE AND PROJECT BUDGET
CAPITAL PROJECT NO. 87131**

I. REVISED PROJECT SCHEDULE

Project Activity	Revised Scheduled Completion Date
Board Approval	05/14/2013
Construction Documents	N/A
Jurisdictional Approvals	N/A
JOC Change Order Contract	05/28/2013
Substantial Completion	11/12/2013
Project Acceptance	12/16/2013

II. PROJECT BUDGET SUMMARY

Project Activity	Adopted Budget	Impact of this Action	Revised Project Budget
Land Acquisition	\$0	\$0	\$0
Construction			
Purchase Order Contract	0	0	0
Job Order Contract	\$310,000	\$110,000	\$420,000
Change Orders/Contingency	0	39,000	39,000
Departmental Crafts Parks	0	0	0
Youth Employment	\$1,000	0	\$1,000
Construction Consultants	0	0	0
Telecomm Equip	0	0	0
Civic Arts	0	0	0
Subtotal	\$ 311,000	\$ 149,000	\$ 460,000
Programming/Development	0	0	0
Plans and Specifications	0	0	0
Consultant Services			
Site Planning	0	0	0
DPW Engineering Services	0	0	0
Geotech/Soils Report/ Testing	0	0	0
Material Testing	0	0	0
Cost Estimating	0	0	0
Topographic Surveys	0	0	0
Construction Management	0	0	0
Construction Administration	0	0	0
Environmental	0	0	0
Utilities	0	0	0
Other Expenditure:	0	0	0
Subtotal	\$0	\$0	\$0
Miscellaneous Expense	0	0	0
Jurisdictional Review/ Plan Check/Permit	0	0	0
County Services			
Code Compliance Inspection	0	0	0
Quality Control Inspection	0	0	0
Design Review	0	0	0
Contract Administration	0	0	0
Gordian Group	5,000	2,000	7,000
Project Management Support Services	0	0	0
ISD Job Order Contract Management	0	0	0
DPW Job Order Contract Management	3,000	2,000	5,000
ISD Communications/Data	0	0	0
Project Security	0	0	0
Project Technical Support	0	0	0
Office of Contract Compliance	2,000	2,000	4,000
Subtotal	\$10,000	\$6,000	\$16,000
TOTAL	\$321,000	\$155,000	\$476,000